

# **\$1,199,000 - A&b 48472 Rge Rd 252, Rural Leduc County**

MLS® #E4404449

**\$1,199,000**

5 Bedroom, 3.00 Bathroom, 3,138 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

Welcome to your private revenue generating 80 acre paradise. This multi-dweling property is less than a 10 minute drive from Leduc and is currently generating over \$3,000/month in rental and land lease revenue. The main home is over 3,100 square feet and features two fully updated and self contained living spaces. Updates include two beautiful show home quality kitchens complete with quartz counter tops and high end appliances. Combine that with the single wide mobile home and there is space for the whole family, or continue to use the extra living areas as rentals. Outside the private yard features plenty of out buildings including two large quonsets, double garage, barn, 37x48 shop, along with other storage buildings. The owner is currently operating a dog kennel and with that there have been dog runs and a dog park added to the property. This is truly a property that must be seen to be appreciated.

Built in 1946

## **Essential Information**

MLS® #	E4404449
Price	\$1,199,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	3,138
Acres	80.00
Year Built	1946
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	A&b 48472 Rge Rd 252
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2S2

### Amenities

Features	Deck, Dog Run-Fenced In, R.V. Storage, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Level Land, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 1st, 2024
Days on Market	315
Zoning	Zone 90

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